

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8A Gray Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,180,000

&

\$1,298,000

Median sale price

Median price \$1,277,500

Property Type House

Suburb Doncaster

Period - From 01/07/2019

to

30/09/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27 Hillingdon Cr DONCASTER 3108	\$1,325,000	24/10/2019
2	3/37 Boondara Rd MONT ALBERT NORTH 3129	\$1,300,000	21/09/2019
3	34 Bordeaux St DONCASTER 3108	\$1,260,000	08/06/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/11/2019 14:16



Property Type: House (Res)

Land Size: 365 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,298,000

Median House Price

September quarter 2019: \$1,277,500

Comparable Properties



27 Hillingdon Cr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,325,000

Method: Private Sale

Date: 24/10/2019

Rooms: 7

Property Type: Townhouse (Single)



3/37 Boondara Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Townhouse (Res)

Land Size: 255 sqm approx



34 Bordeaux St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 08/06/2019

Rooms: 5

Property Type: Townhouse (Single)